



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
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E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.L1/3777/2020

Dated: 8 .07.2020

To

M/s.Sivasankar Real Assets Private Limited,
represented by its Director Thiru.A.Sivasankar,
GPA on behalf of Tvl.T.Dhanalakshmi & T.Sathishkumar,
M/s.Ashok Nandavanam Properties Private Limited and
Thiru.S.Asokan,
No.11, F-Block, Second Main Road,
Anna Nagar East, Chennai - 600 102.

Sir,

Sub: CMDA - APU – Layout Division – Proposed laying out of Public Purpose Plot bearing Nos. I & II lies in CMDA approved layout PPD/LO No.42/2018 into house sites comprised in S.Nos.2/1 part (as per patta 2/1A1A1A part), 3/2 part, 3/4 part (as per patta 3/4A1A part), 3/5 part (as per patta 3/5A1A1 part), 13/3 part & 15/1 part of Sirugavoor Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit-Remittance of applicable charges – Demand sent – Reg.

- Ref:
1. Planning Permission Application for laying out of house sites received in APU No.L1/2020/000056 dated 05.03.2020.
 2. Layout of house sites approved vide PPD/LO No.42/2018 in letter No.L1/4398/2016-1 dated 20.06.2018.
 3. Applicant letter dated 11.05.2020 received on 13.05.2020.
 4. This office letter even No dated 21.05.2020 addressed to the applicant.
 5. Applicant letter dated 26.05.2020.
 6. This office letter even No dated 01.06.2020 addressed to the applicant.

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The proposal received in the reference 1st cited for laying out of Public Purpose Plot bearing Nos. I & II lies in CMDA approved layout PPD/LO No.42/2018 into house sites comprised in S.Nos.2/1 part (as per patta 2/1A1A1A part), 3/2 part, 3/4 part (as per patta 3/4A1A part), 3/5 part (as per patta 3/5A1A1 part), 13/3 part & 15/1 part of Sirugavoor Village, Ponneri Taluk, Thiruvallur District, Puzhal Panchayat Union limit was examined and layout has been prepared to satisfy the Tamil Nadu Combined Development & Building Rules, 2019 requirements and taking into account of the existing developments around / future demand for circulation in the area. You are requested to remit the following charges by a Demand Draft of a Nationalized Bank in Chennai City drawn in favour of **Member Secretary, CMDA, Chennai-8**, at cash counter (between 10.00 a.m. to 4.00 p.m.) in CMDA and produce the duplicate copy of the receipt to the Layout Division in CMDA or you may also remit the following charges through online gateway payment in Indusind Bank A/c.No.100034132198 & IFSC Code No.INDB0000328 and inform the same to this office.

i)	Development charges for land under Sec.59 of T&CP Act 1971	-NA-
ii)	Layout preparation charges	Rs. 8 ^{Eight} 000/- (Rupees Four ^{Eight} Thousand only)

iii)	Balance Scrutiny Fee	NIL
v)	Regularization charges for land	-NA-
vi)	Open Space Reservation Charges under DR Annexure XX (i.e) equivalent land cost in lieu of the land to be reserved and handed over)	-NA-

2. You are also requested to remit an amount of **Rs.500/- (Rupees Five Hundred only) in cash towards contribution to Flag Day Fund.**

3. Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due.

4. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

5. You are also requested to furnish the following particulars as called for in the reference 6th cited:

- Revised legal opinion incorporating the GPA documents Nos.10926/2019, 10927/2019 & 10928/2019 executed by Tmt.T.Dhanalakshmi, Thiru.L.Thomas Nadar & Thiru.T.Sathishkumar in favour of M/s.Sivasankar Real Assets Private Limited.
- Chitta & Adangal for the S.No.2/1A1A1 with correct extent tallying with patta, duly attested by a Revenue Official.

5. On compliance / fulfillment of the above payment, the skeleton plan showing the Public Purpose -1 site (0.5% area – reserved for Local Body) and the Public Purpose-2 site (0.5% area- reserved for TANGEDCO) will be sent to the Commissioner, Puzhal Panchayat Union for taking over of the same through registered Gift Deed.

Yours faithfully,

for Chief Planner, Layout

Copy to:-

1. **The Commissioner**
Puzhal Panchayat Union,
Puzhal, Chennai – 600 066.

2. **The Senior Accounts Officer**
Accounts (Main) Division
CMDA, Chennai – 600 008.

o/c
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